

KAUAI PLANNING COMMISSION
REGULAR MEETING

Tuesday, June 14, 2016

9:00 a.m. or Soon Thereafter
Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Lihue, Kauai, Hawai'i

AGENDA

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **APPROVAL OF AGENDA**
- D. **MINUTES of the meeting(s) of the Planning Commission**
 - 1. Regular Meeting of May 10, 2016
 - 2. Regular Meeting of May 24, 2016
- E. **RECEIPT OF ITEMS FOR THE RECORD**
- F. **HEARINGS AND PUBLIC COMMENT** (Noticed hearings will not commence until 9:00 a.m. or soon thereafter.) Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony shall also be accepted when the agenda item is taken up by the Commission. However if an individual has already testified during this period, additional testimony at the agenda item testimony may be allowed at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.
 - 1. **Continued Agency Hearing**
 - a. Class IV Zoning Permit Z-IV-2015-36, Use Permit U-2015-35 and Special Permit SP-2015-13 to allow conversion of an existing guest house into a homestay operation on a parcel located along Kahili Makai Road in Kilauea, situated at the intersection with Kuhio Highway, further identified as 4387 Kahili Makai Road, Tax Map Key (4) 5-2-021-010, CPR Unit 3, and affecting a 3.838 acre portion of a larger parcel approx. 19.19 acres in size = *Lee Roversi*. [Director's Report received by Clerk of the Commission 7/14/15, hearing continued 7/28/15.]
 - 1. Supplemental No. 1 Director's Report pertaining to this matter.
 - 2. **New Agency Hearing** (NONE)

F. HEARINGS AND PUBLIC COMMENT (Cont'd)

3. Continued Public Hearing

- a. Zoning Amendment ZA-2016-3: A bill for an ordinance Amending Chapter 8, Kauai County Code 1987, as amended, relating to Definitions = ***County of Kauai, Planning Department***. [Director's Report received, hearing continued 2/23/16, Supplemental No. 1 Director's Report, hearing continued 3/8/16.]

1. Supplemental No. 2 Director's Report pertaining to this matter.

4. New Public Hearing (NONE)

5. All remaining public testimony pursuant to HRS 92 (Sunshine Law)

G. CONSENT CALENDAR

1. Status Reports (NONE)

2. Director's Report(s) for Project(s) Scheduled for Agency Hearing on 6/28/16.

- a. Class IV Zoning Permit Z-IV-2016-15, Use Permit U-2016-12 and Special Permit SP-2016-5 to allow construction of a new visitor center, zip lining facilities and associated improvements relating to the commercial tour operations conducted on land located .25 miles east of the Kipu Road and Aakukui Road intersection in Kipu, further identified as Tax Map Key 3-1-002:001 (Portion), and affecting a portion of a larger parcel approx. 2,842 acres in size = ***Outfitters Kauai, Ltd.***

1. Director's Report pertaining to this matter.

- b. Class IV Zoning Permit Z-IV-2016-14 and Use Permit U-2016-11 to allow conversion of an existing residence into a bed and breakfast operation on a parcel located along the western side of Ahele Street within the Wailua Homesteads Subdivision (First Series) in Wailua, approx. 450 ft. makai of the Opaekaa Road/Pulana Street intersection and further identified as 6430 Ahele Street, Tax Map Key 4-2-006:058, and containing a total area of 10,085 sq. ft. = ***Yasutake Family Revocable Trust 2004.***

1. Director's Report pertaining to this matter.

H. EXECUTIVE SESSION

1. Pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(4), the purpose of this executive session for the Planning Commission is to consult with the County's legal counsel on questions relating to Zoning Amendment ZA-2016-3 Definition of Applicant. This consultation involves consideration of the Commission's powers, duties, privileges, immunities, and/or liabilities with regard to this agenda item.
2. Pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(4), the purpose of this executive session for the Planning Commission is to consult with the County's legal counsel on questions relating to Hearing Officer's Report and Recommendation of Contested Case Hearing; Certificate of Service relating to CC-2014-5, TVRNCU #14263-P, Tax Map Key (4) 5-2-004:098 = ***Rene O. Campos***. This consultation involves consideration of the Commission's powers, duties, privileges, immunities, and/or liabilities with regard to this agenda item.

I. GENERAL BUSINESS MATTERS

1. Request to amend Class IV Zoning Permit Z-IV-2006-5 and Variance Permit V-2006-3 to allow minor modifications to an existing telecommunications monopole facility located in Lihue Industrial Park, on property situated on the east side of Kapule Highway, approx. 2,600 ft. southeast of the intersection at Kapule Highway and Haoa Street, further identified as 2958 Aukele Street, Tax Map Key 3-5-003:017, and containing a total area of 32,144 sq. ft. = ***A T & T Wireless***.
 - a. Director's Report pertaining to this matter.

J. COMMUNICATION (For Action)

K. COMMITTEE REPORTS

1. **Subdivision** Subdivision Action matters listed in the Subdivision Committee Agenda (attached).

L. UNFINISHED BUSINESS (For Action)

M. NEW BUSINESS

1. **For Action – See Agenda F for Project Descriptions**

N. ANNOUNCEMENTS

1. Topics for Future Meetings
2. The following scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, Hawai'i 96766 on **Tuesday, June 28, 2016**.

O. ADJOURNMENT

EXECUTIVE SESSION: The Commission may go into an executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawaii Revised Statutes ("H.R.S."), without noticing the executive session on the agenda where the executive session was not anticipated in advance. HRS Section 92-7(a). The executive session may only be held, however, upon an affirmative vote of two-thirds of the members present, which must also be the majority of the members to which the board is entitled. HRS Section 92-4. The reason for holding the executive session shall be publicly announced.

NOTE: Special accommodations and sign language interpreters are available upon request five (5) days prior to the meeting date, to the County Planning Department, 4444 Rice Street, Lihue, Hawaii 96766. Telephone: 241-4050.

KAUA'I PLANNING COMMISSION
SUBDIVISION COMMITTEE MEETING

Līhu'e Civic Center, Mo'ikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Hawai'i 96766

Tuesday, June 14, 2016, 8:30 A.M.

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES of the meeting(s) of the Subdivision Committee

1. Meetings of April 26, 2016 and May 24, 2016

E. RECEIPT OF ITEMS FOR THE RECORD (None)

F. HEARINGS AND PUBLIC COMMENT

Individuals may orally testify on items on this agenda during the Public Comment Period. Please call the Planning Department prior to the meeting or notify Commission Staff at the meeting site. Testimony may also be accepted when the agenda item is taken up by the Commission at the discretion of the Chair. Testifiers shall limit their testimony to three (3) minutes, but may be extended longer at the discretion of the Chair. Written testimony is also accepted. An original and twelve (12) copies of written testimony can be hand delivered to the Planning Department or submitted to Commission Staff at the meeting site.

G. GENERAL BUSINESS MATTERS (None)

H. UNFINISHED BUSINESS (None)

I. NEW BUSINESS (For Action)

1. Tentative Subdivision Approval
 - a. Subdivision Application No. S-2016-19
(GROVE FARM CO LLC)
Proposed 2-lot Subdivision
TMK: (4) 3-3-011:002 & 3-3-018:005
Līhu'e, Kaua'i

1. Subdivision Report pertaining to this matter.

I. NEW BUSINESS (Continued)

Tentative Subdivision Approval (Cont'd)

- b. Subdivision Application No. S-2016-20
(KUKUI'ULA DEVELOPMENT CO LLC)
Proposed 2-lot subdivision
TMK: (4) 2-6-16:088 & 2-6-20:031
Kōloa, Kauaʻi

- 1. Subdivision Report pertaining to this matter.

2. Final Subdivision Map Approval

- a. Subdivision Application No. S-2015-16
(GUERBER FAMILY TRUST)
Proposed 2-lot consolidation
TMK: (4) 3-6-009:034 & 035
Līhuʻe, Kauaʻi

- 1. Subdivision Report pertaining to this matter.

3. Subdivision Extension Request

- a. Subdivision Application No. S-2015-14
(CIRI LAND DEVELOPMENT COMPANY)
Proposed 10-lot Subdivision
TMK: (4) 2-8-021:041, 044-068
Kōloa, Kauaʻi

- 1. Subdivision Report pertaining to this matter.

J. ADJOURNMENT

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